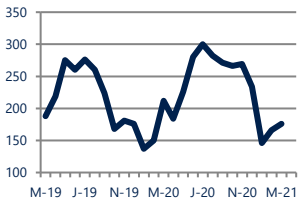




Focus On: **Carroll County Housing Market**

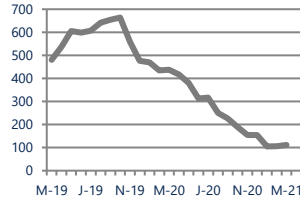
March 2021

Units Sold
176



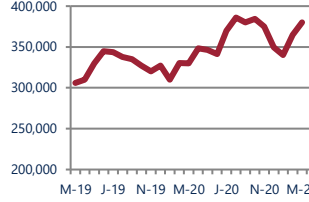
Down -17%
Vs. Year Ago

Active Inventory
112



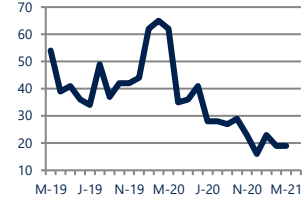
Down -74%
Vs. Year Ago

Median Sale Price
\$380,000



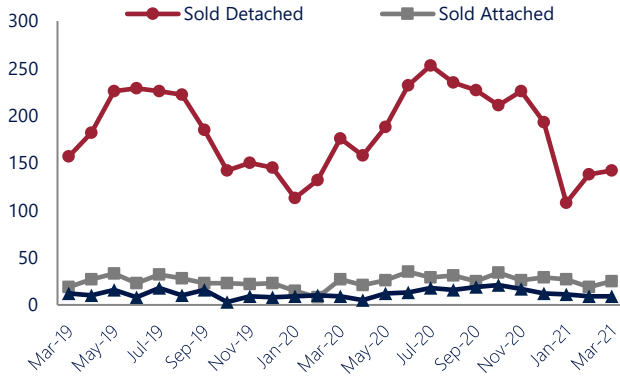
Up 15%
Vs. Year Ago

Days On Market
19



Down -69%
Vs. Year Ago

Units Sold*



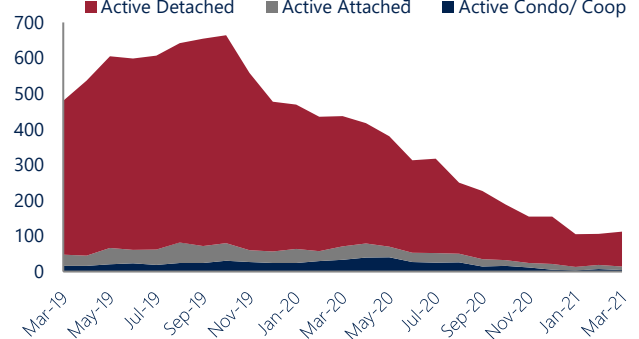
Units Sold

There was an increase in total units sold in March, with 176 sold this month in Carroll County versus 166 last month, an increase of 6%. This month's total units sold was lower than at this time last year, a decrease of 17% versus March 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 325 units or 74%. The total number of active inventory this March was 112 compared to 437 in March 2020. This month's total of 112 is higher than the previous month's total supply of available inventory of 106, an increase of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Carroll County Homes was \$330,000. This March, the median sale price was \$380,000, an increase of 15% or \$50,000 compared to last year. The current median sold price is 4% higher than in February.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



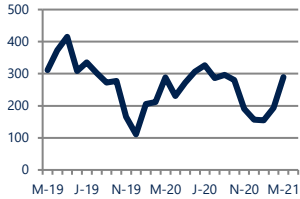
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.





New Listings

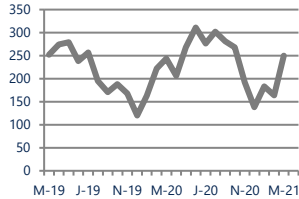
289



No Change
Vs. Year Ago

Current Contracts

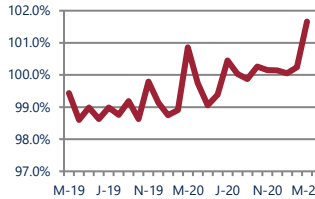
250



Up 2%
Vs. Year Ago

Sold Vs. List Price

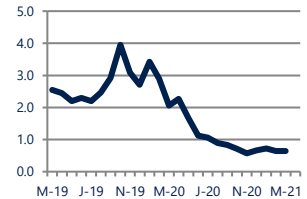
101.7%



Up 0.8%
Vs. Year Ago

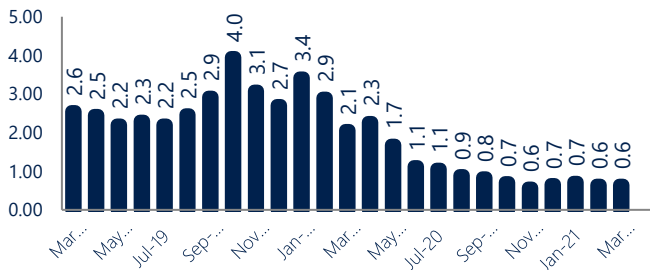
Months of Supply

0.6



Down -69%
Vs. Year Ago

Months Of Supply



Months of Supply

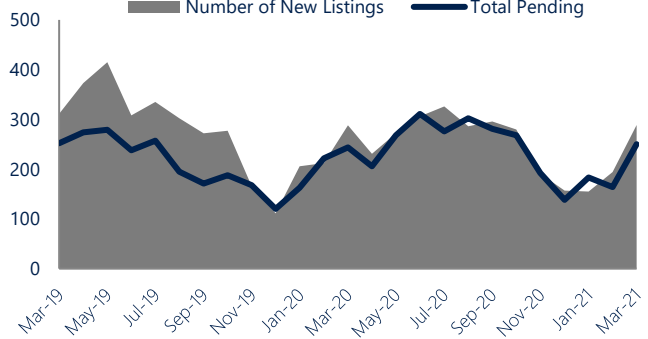
In March, there was 0.6 months of supply available in Carroll County, compared to 2.1 in March 2020. That is a decrease of 69% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

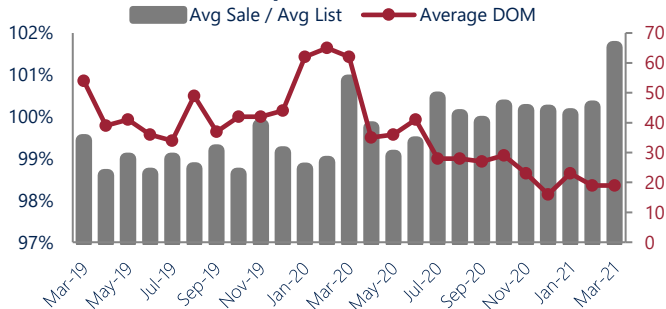
New Listings & Current Contracts

This month there were 289 homes newly listed for sale in Carroll County, which is similar to the amount in March 2020. There were 250 current contracts pending sale this March compared to 244 a year ago. The number of current contracts is 2% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Carroll County was 101.7% of the average list price, which is 0.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 19, lower than the average last year, which was 62, a decrease of 69%.



*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

